

**PLANNING AND ZONING COMMISSION
MEETING MINUTES**

June 26, 2006

MEMBERS PRESENT: Emery Zahner, Cliff Aucter, Lori Spielman, Arlo Hoffman, Bob Hoffman, and Alternates Jim Prichard, Carol Strom

MEMBERS ABSENT: Geri Kupecky and Alternate Joe Wehr

STAFF PRESENT: Robert A. Phillips, Town Planner and Kristin Michaud, Recording Secretary

I. CALL TO ORDER:

Chairman Zahner called the Planning & Zoning Commission (PZC) meeting to order at 7:02 PM at the Ellington Town Hall Annex Meeting Room, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS: NONE

III. PUBLIC HEARINGS:

1. #Z200619 – Sullivan Farms, LLC for special permit for 1 rear lot in conjunction with a 9 lot subdivision on property located on Grant Road, APN 005-048-0002 in an AA Zone.

TIME: 7:03

SEATED: A. Hoffman, C. Aucter, B. Hoffman, L. Spielman, C. Strom, E. Zahner

Hank Torcellini, P.E. Gardner & Peterson came forward for the applicant. He reviewed the rear lot with the commission.

MOVED (B. HOFFMAN), SECONDED (AUCTER) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING UNTIL AFTER REVIEW OF #S200603 – SULLIVAN FARMS, LLC.

2. #S200603 – Sullivan Farms, LLC for a 9 lot subdivision on property located on Grant Road, APN 005-048-0002 in an AA Zone.

TIME: 7:10

SEATED: A. Hoffman, C. Aucter, B. Hoffman, L. Spielman, C. Strom, E. Zahner

Hank Torcellini, P.E. Gardner & Peterson came forward to review the application with the commission. He explained that the cul-de-sac is going to be 1000' long. All storm water is being treated through the basin into a pipe and through to Vernon into Hockanum River. The storm water

will flow to the South. There will be public water to service the new homes. All lots meet zoning regulation requirements. The developer will pay the town to maintain the detention basin and they will also give the town an easement to get to the basin.

Chairman Zahner read Buck & Buck's letter dated 6/26/06.

Chairman Zahner read the Town of Vernon's letter dated 6/22/06.

Chairman Zahner read Town Attorney letter dated 6/26/06.

Mr. Torcellini explained that there will be sidewalks along the south side of the street through the cul-de-sac. He also added that they will be paying fee-in-lieu instead of giving open space.

Several members of the public had concerns regarding the drainage and detention basin and who would take care of it if there were a problem.

Chairman Zahner read Town Planner's letter dated 6/26/06.

MOVED (AUCTER), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING FOR #S200603 – SULLIVAN FARMS, LLC TO THE JULY 24, 2006 MEETING.

MOVED (PRICHARD), SECONDED (AUCTER) AND PASSED UNANIMOUSLY TO GO OUT OF AGENDA ORDER AND REVISIT THE CONTINUANCE OF THE PUBLIC HEARING ON #Z200619.

MOVED (B. HOFFMAN), SECONDED (AUCTER) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #Z200619– SULLIVAN FARMS, LLC.

DECISION TABLED TO THE JULY 24, 2006 MEETING.

THE COMMISSION WENT BACK TO ORIGINAL AGENDA ORDER.

3. #Z200624 – Eben Holmes for a special permit for a 3 bay detached garage on property located at 240 Crystal Lake Road, APN 084-014-0000 in an AA Zone.

TABLED TO THE JULY 24, 2006 MEETING DUE TO THE APPLICANTS FAILURE TO APPEAR AND LACK OF PROOF OF CERTIFICATE OF MAILING.

4. #Z200625 – Richard Rizzo for a site plan approval and special permit for unified sign design on property located at 135 West Road, APN 037-005-0086 in a PC Zone.

TIME: 8:50

SEATED: A. Hoffman, C. Aucter, E. Zahner, B. Hoffman, J. Prichard, L. Spielman

Richard Rizzo came forward for the application. He handed out pictures of what the sign would look like. The sign was over 11 feet high and that does not comply with our regulations so he came up with another plan of 8 feet in height.

Robert A. Phillips, Town Planner wants all signage on site to be seen by the commission before the commission renders a decision.

MOVED (AUCTER), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARING TO THE JULY 24, 2006 MEETING FOR #Z200625 – RICHARD RIZZO.

5. #Z200626 – West Road Associates for a site plan approval for a 35' x 62' garage, 14' x 48' shed, parking, reface existing sign and associated site improvements for a plumbing business on property located at 88 – 96 West Road, APN 028-008-0000 in a C Zone.

PER THE REQUEST OF THE APPLICANT THIS APPLICATION HAS BEEN WITHDRAWN.

6. #Z200627 – Pioneer Builders of Ellington, Inc. for a special permit for 2 rear lots in conjunction with a 10 lot subdivision on property located at 51 Middle Road, APN 043-007-0000 in an AA Zone.

PER THE REQUEST OF THE APPLICANT THIS APPLICATION HAS BEEN WITHDRAWN.

7. #S200604 – Pioneer Builders of Ellington, Inc. for a 10 lot subdivision on property located at 51 Middle Road, APN 043-007-0000 in an AA Zone.

PER THE REQUEST OF THE APPLICANT THIS APPLICATION HAS BEEN WITHDRAWN.

8. #Z200631 – REM Motor Rental for a special permit for an earth excavation permit on property located on West Road, APN 046-001-0000 in a PC & A Zones.

TIME: 9:40

SEATED: C. Aucter, E. Zahner, L. Spielman, J. Prichard, B. Hoffman, C. Strom (A. Hoffman – Abstained)

Rachel Dearborn, Landmark Surveys, came forward to explain what was going on. She stated that they needed one more week to finish up this project and that the rain has held them back.

MOVED (B. HOFFMAN), SECONDED (AUCTER) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #Z200631 – REM MOTOR RENTAL

MOVED (AUCTER), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS #Z200631 – REM MOTOR RENTAL.

CONDITIONS: EROSION & SEDIMENTATION CONTROLS TO BE MAINTAINED AT ALL TIMES AND SUBJECT TO BONDING AS REQUIRED BY THE TOWN ENGINEER. BONDING MUST BE RECEIVED BY PLANNING DEPARTMENT STAFF PRIOR TO ANY SITE WORK.

9. #Z200633 – Valley Farms for a special permit for an earth excavation permit on property located on West Road, APN 037-005-0085 in a PC Zone.

TIME: 9:46

SEATED: C. Aucter, E. Zahner, L. Spielman, J. Prichard, B. Hoffman, C. Strom (A. Hoffman – Abstained)

Rachel Dearborn, Landmark Surveys came forward to review the application with the commission.

MOVED (AUCTER), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #Z200633 – VALLEY FARMS.

MOVED (AUCTER), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS #Z200633 – VALLEY FARMS.

CONDITIONS: EROSION & SEDIMENTATION CONTROLS TO BE MAINTAINED AT ALL TIMES AND SUBJECT TO BONDING AS REQUIRED BY THE TOWN ENGINEER. BONDING MUST BE RECEIVED BY PLANNING DEPARTMENT STAFF PRIOR TO ANY SITE WORK.

IV. UNFINISHED BUSINESS: NONE

V. NEW BUSINESS:

1. #Z200630 – Route 83 Auto Center for site plan modification to add two light poles along the driveway on property located at 133 West Road, APN 037-006-0000 in a PC Zone.

Rachel Dearborn, Landmark Survey's came forward to review the plan with the commission. She explained that the need for the lighting is due to vandalism.

MOVED (SPIELMAN), SECONDED (A. HOFFMAN) AND PASSED (C. AUCTER-OPPOSED) TO APPROVE #Z200630 – ROUTE 83 AUTO CENTER.

2. #Z200632 – Nutmeg Industrial Park, LLC for a site plan modification to change paved parking lot to gravel parking lot on property located at 7 Nutmeg Drive, APN 017-022-0006 in an I Zone. (RECEIPT ONLY)

BY CONSENSUS, THE COMMISSION RECEIVED #Z200632.

3. #Z200628 – Steve Moser for a special permit for a 2 car detached garage on property located at 61 Wapping Wood Road, APN 005-004-0000 in an AA Zone. (RECEIPT ONLY)

BY CONSENSUS, THE COMMISSION RECEIVED #Z200628.

4. #Z200629 – Frank & Debbie Lepri for site plan approval for a coffee shop on property located at 291 Somers Road, APN 083-013-0000 in a C Zone. (RECEIPT ONLY)

BY CONSENSUS, THE COMMISSION RECEIVED #Z200629.

MOVED (AUCTER), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO ADD BY VOICE VOTE AND RECEIVE #Z200635 – CORNERSTONE ELLINGTON, LLC TO REDUCE THE SIZE OF THE PROPOSED RETAIL BUILDING ON THE NORTHERLY SIDE OF THE BIG Y BUILDING FROM 35,000' TO 19,000' ON PROPERTY LOCATED AT 135 WEST ROAD, APN 037-005-0086, #Z200636 – MCDONALD'S CORPORATION TO CONSTRUCT A RESTAURANT ON BIG Y SITE APN 037-005-0086 AND #Z200634 – WILLIAM MANDELL TO CONSTRUCT A

2,040' CONVENIENCE STORE ON PROPERTY LOCATED AT 194 WINDSORVILLE ROAD, APN 009-067-0000.

VIII. ADMINISTRATIVE BUSINESS:

1. Lee's Auto Ranch for location approval of the pre-approved site plan for property located on 161 West Road, APN 037-005-0084 in a PC Zone.

MOVED (B. HOFFMAN), SECONDED (AUCTER) AND PASSED UNANIMOUSLY TO APPROVE SITE PLAN LOCATION FOR 161 WEST ROAD, LEE'S AUTO RANCH, APN 037-005-0084.

MOVED (AUCTER), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO ADD BY VOICE VOTE A SECOND 90-DAY EXTENSION FOR SANTINI BUILDERS, LLC #S200513.

MOVED (AUCTER), SECONDED (B. HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE A SECOND 90-DAY EXTENSION FOR SANTINI BUILDERS, LLC #S200513.

MOVED (AUCTER), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO ADD BY VOICE VOTE A DISCUSSION REGARDING SKIPS, INC.

THIS ITEM WAS TABLED TO THE JULY 24, 2006 MEETING.

MOVED (B. HOFFMAN), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO ADD BY VOICE VOTE A DISCUSSION ON THE REVISION OF ZONING REGULATIONS.

THIS ITEM WAS TABLED TO THE JULY 24, 2006 MEETING.

2. Set the effective date for the zone change from AA to MF on property located at 160 Windermere Avenue, APN 026-002-0000 & 026-002-0033.

DUE TO LACK OF QUORUM, THIS ITEM WAS TABLED TO THE AUGUST 28, 2006 MEETING

3. Approval of Meeting Minutes:
 - a. May 22, 2006 Regular Meeting Minutes.

MOVED (SPIELMAN), SECONDED (A. HOFFMAN) AND PASSED UNANIMOUSLY TO APPROVE THE MAY 22, 2006 REGULAR MEETING MINUTES.

4. Correspondence:
 - a. Thursday June 8, 2006 Design Review Board's comments and minutes.
 - b. Letter to Shamrock Capital Investment Ltd. Partnership/Mr. Alan Friedman from Lisa M. Houlihan, ZEO dated 6-2-06. (Notice of Violation)
 - c. Letter to Great Marsh, LLC/Limberger Trailer Sales from Lisa M. Houlihan, ZEO dated 6-6-06. (Notice of Violation)
 - d. Connecticut Federation of Planning & Zoning Agencies Quarterly News Letter, Spring 2006.
 - e. Letter to Art Barber from Robert Phillips dated 6-2-06. (Re-subdivision Plan)

SO NOTED.

IV. ADJOURNMENT:

MOVED (AUCTER), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 10:30 PM.

Respectfully Submitted,

Kristin Michaud
Recording Secretary